

TO: DEVELOPMENT REVIEW BOARD **DATE:** August 21, 2003
FROM: CURRENT PLANNING SERVICES
SUBJECT: CASE 30-DR-2003
REQUEST: Approve site plan & elevations for a hotel located at the Perimeter Center
PROJECT NAME: Hilton Garden Inn
LOCATION: 8550 E Princess Drive

DEVELOPER/OWNER: Scottsdale Lodging Investors, Inc.
ARCHITECT/DESIGNER: Todd & Associates
ENGINEER: Not Given
APPLICANT/COORDINATOR: Todd & Associates/Daniel Bowers
4019 N 44th St
Phoenix, AZ 85018
602-952-8280

STAFF RECOMMENDATION: APPROVE subject to the attached stipulations.

CONCURRENCE: The project was reviewed by the Aviation Director for compliance with airport requirements.

PUBLIC COMMENTS: Staff has received no public comment regarding this proposal.

REQUEST: The applicant requests approval of a 3-story, 128-room Hilton Garden Inn.

LOCATION & ZONING: The project is proposed on a vacant parcel located within the Perimeter Center, just west of the Loop 101. The site is zoned C-2 PCD.

DISCUSSION: The proposed Hilton hotel facility consists of a 21,4170 square foot building located on approximately 3 acres of land. The facility is oriented east, towards the freeway. The building entrance design includes a porte-cochere, brick pavers, desert landscaping, and two water features adjacent to the entry vestibule. The facility also features two outdoor patios and a pool/spa area. Building materials consist of painted stucco walls, ledgerstone wainscot, metal sunshades and standing seam metal roofing.

DRB STUDY SESSION: The DRB reviewed this project at the May 8th Study Session. The DRB had comments regarding the proposed colors for the building, which included muted rose and taupe tones. The applicant was directed to provide crisper colors and variety to brownish warm tones. The DRB also indicated a concern regarding the reddish roof color. The applicant has responded to the DRB comments by revising the color palette of the building. The proposal now includes a greenish roof color and tan, taupe and rose building colors. The ledgerstone base includes earthy tan and green tones.

Suzanne Colver
Senior Planner
480-312-7087

ATTACHMENTS:

- #1-Project Narrative
- #2-Context Aerial
- #2A-Aerial Close-Up
- #3-Zoning Map
- #4-Site Plan
- #5-Landscaping Plan
- #6-Elevations
- #7-Perspective
- #8-Original elevations shown at May 8, 2003 DRB Study Session
- A-Stipulations/Ordinance



City of Scottsdale PROJECT NARRATIVE



30-DR-2003

5-2-03

-PA-2002

- ☐ Rezoning ☐ Other
- ☒ Use Permit
- ☒ Development Review
- ☐ Master Sign Programs
- ☐ Variance

Ca:

Project Name HILTON GARDEN INN

Location 8550 E. PRINCESS DR.

Applicant DANIEL BOWERS

TODD & ASSOCIATES

SITE DETAILS

Proposed/Existing Zoning: C-2 PCD

Use: HOTEL

Parcel Size: 2.94 ACRES

☐ Gross Floor Area ☒ Total Units: 128

☐ Floor Area Ratio ☐ Density: _____

Parking Required: 128

Parking Provided: 130

Of Buildings: 1

Height: 36'-0"

Setbacks: N- _____ S- _____

E- _____ W- _____

In the following space, please describe the project or the request

CONSTRUCT A NEW 3 STORY; 128 ROOM HOTEL (HILTON GARDEN INN) LOCATED IN THE PERIMETER CENTER, ON PRINCESS DRIVE; THIS PROJECT IS DESIGNED TO EXIST IN HARMONY WITH SURROUNDING BUILDINGS.

THE FEATURES OF THIS PROJECT ARE NOT THE TYPICAL "PROTOTYPE" DESIGN FOR A HILTON GARDEN INN; WE HAVE ACHIEVED A BALANCE BETWEEN THE "OFFICE PARK" ENVIRONMENT AND THE "RESIDENTIAL" USE OF A HOTEL BY ADDING DECORATIVE SCREEN (METAL) PANELS, STONE, AND SMOOTH FINISH E.I.F.S TO CREATE A PEDESTRIAN FRIENDLY STRUCTURE.

WITH A STRONG POOL COURTYARD, WE ADDED STONE COLUMNS AND MATCHING STEEL SHADE PANELS TO TIE INTO THE FEATURES ON THE MAIN BUILDING.

ATTACHMENT #1



Hilton Garden Inn

30-DR-2003

ATTACHMENT #2



Q.S.
37-48

G.I.S. ORTHOPHOTO 2002

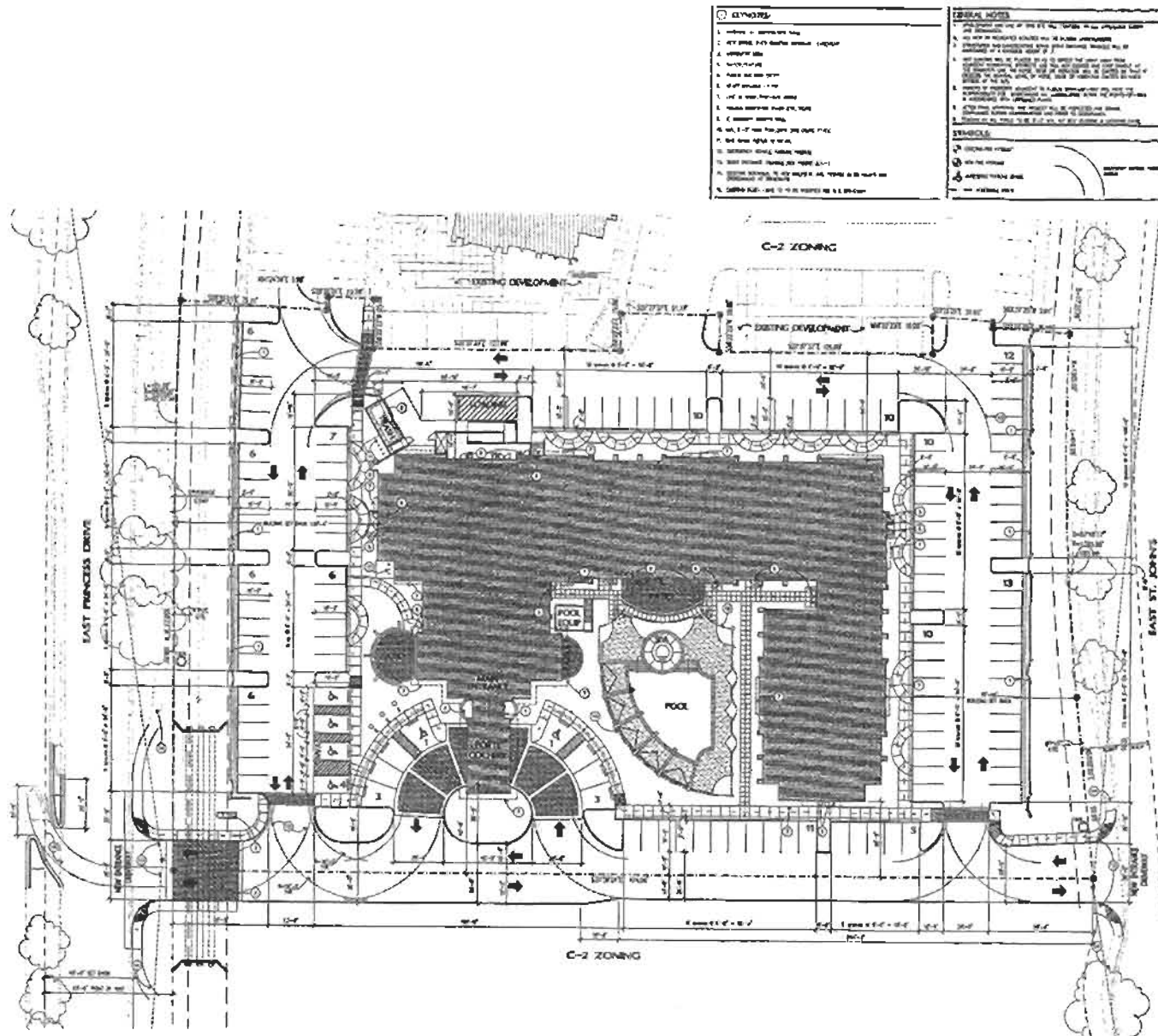
Hilton Garden Inn

30-DR-2003

ATTACHMENT #2A



30-DR-2003
ATTACHMENT #3



- LEGEND**
1. Building - Hilton Garden Inn
 2. City Block - 1/4 Section (approx. 100' x 100')
 3. Property Line
 4. Street Right-of-Way
 5. Existing Development
 6. Proposed Development
 7. Pool
 8. Lounge
 9. Parking Space
 10. Access Drive
 11. Utility Lines
 12. Survey Points

GENERAL NOTES

1. All dimensions are in feet and inches.
2. All areas are approximate.
3. All areas are subject to change.
4. All areas are subject to change.
5. All areas are subject to change.
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12. All areas are subject to change.

STREET ADDRESS

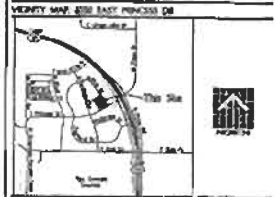
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PARKING CALCULATIONS

TYPE	AREA	PERCENTAGE	TOTAL
Handicap	100	2.0	2
Standard	1000	10.0	10
Motorcycle	100	1.0	1
Bicycle	100	1.0	1
Storage	100	1.0	1
Other	100	1.0	1
Total			16

SPACE CALCULATIONS

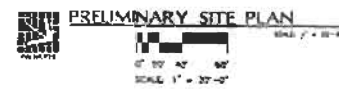
TYPE	AREA	PERCENTAGE	TOTAL
Handicap	100	2.0	2
Standard	1000	10.0	10
Motorcycle	100	1.0	1
Bicycle	100	1.0	1
Storage	100	1.0	1
Other	100	1.0	1
Total			16

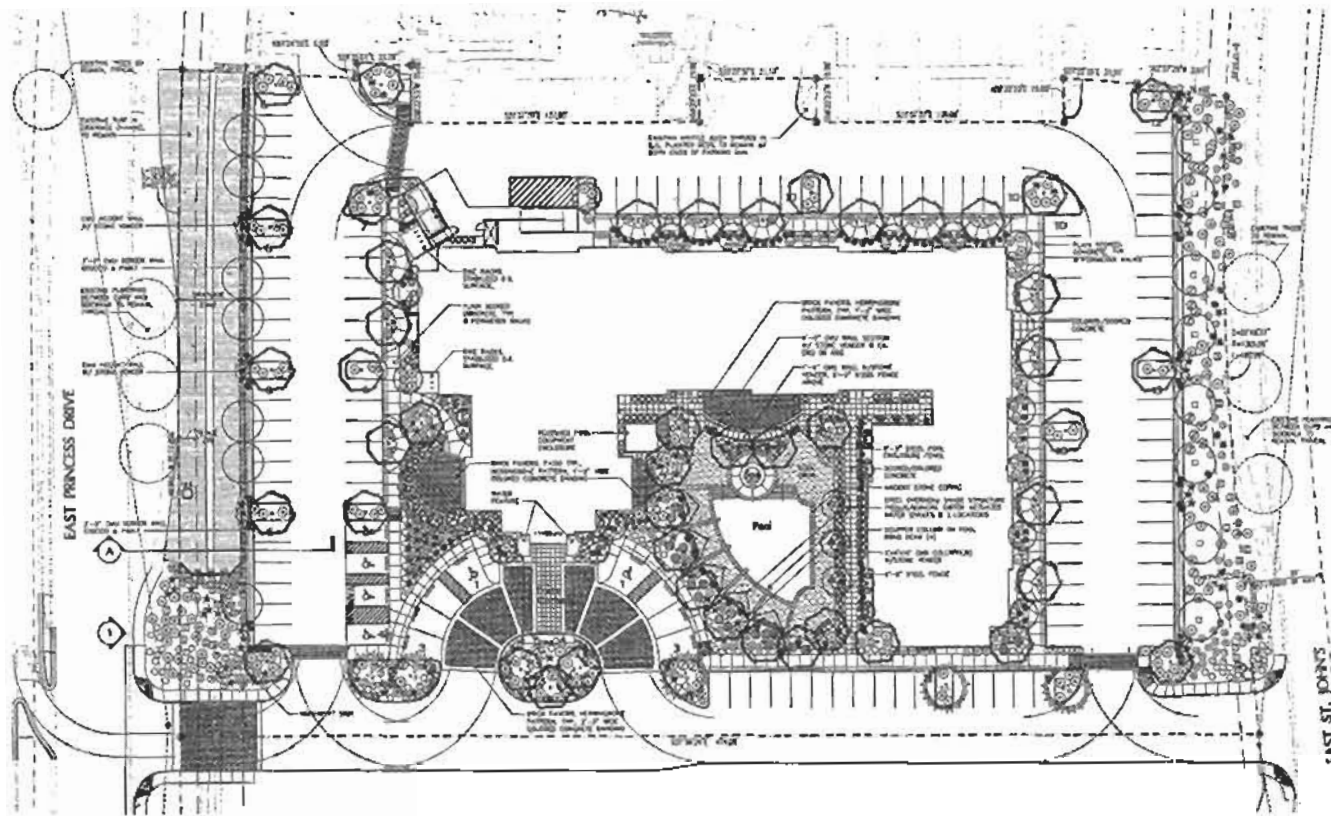


**HILTON GARDEN INN
SCOTTSDALE PERIMETER CENTER**
8000 EAST PRINCESS DRIVE, SCOTTSDALE, ARIZONA

Scottsdale Lodging Investors, LLC
10000 N. CENTRAL AVENUE, SUITE 200
SCOTTSDALE, AZ 85253

30-02-2003
7/09/03



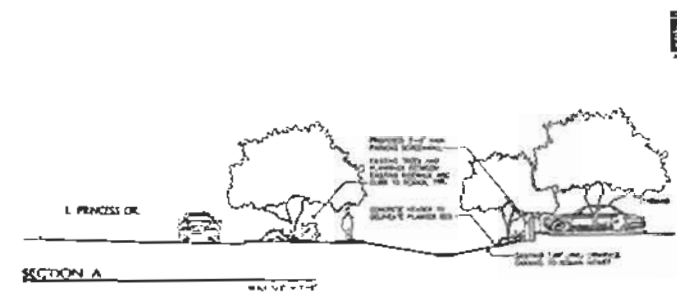
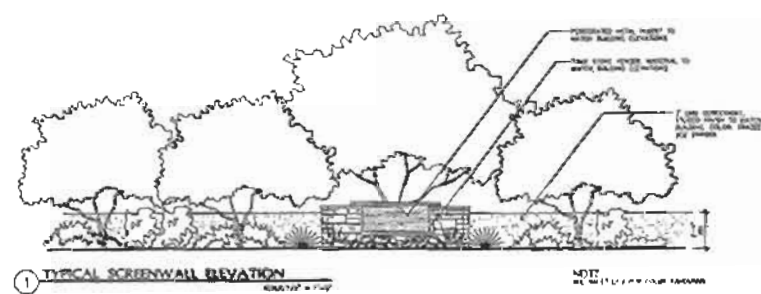


PLANT LIST

PLANT CODE	COMMON NAME	SCIENTIFIC NAME	SIZE	QUANTITY	NOTES
10-01	AGAVE	AGAVE AMERICANUS	12" DIA.	10	10-01 (10%)
10-02	AGAVE	AGAVE AMERICANUS	12" DIA.	10	10-02 (10%)
10-03	AGAVE	AGAVE AMERICANUS	12" DIA.	10	10-03 (10%)
10-04	AGAVE	AGAVE AMERICANUS	12" DIA.	10	10-04 (10%)
10-05	AGAVE	AGAVE AMERICANUS	12" DIA.	10	10-05 (10%)
10-06	AGAVE	AGAVE AMERICANUS	12" DIA.	10	10-06 (10%)
10-07	AGAVE	AGAVE AMERICANUS	12" DIA.	10	10-07 (10%)
10-08	AGAVE	AGAVE AMERICANUS	12" DIA.	10	10-08 (10%)
10-09	AGAVE	AGAVE AMERICANUS	12" DIA.	10	10-09 (10%)
10-10	AGAVE	AGAVE AMERICANUS	12" DIA.	10	10-10 (10%)

WATER INTENSIVE LANDSCAPE CALCULATION

ITEM	QUANTITY	WATER CONSUMPTION (GAL/INCH)	TOTAL WATER CONSUMPTION (GAL)
10-01	10	1.0	10.0
10-02	10	1.0	10.0
10-03	10	1.0	10.0
10-04	10	1.0	10.0
10-05	10	1.0	10.0
10-06	10	1.0	10.0
10-07	10	1.0	10.0
10-08	10	1.0	10.0
10-09	10	1.0	10.0
10-10	10	1.0	10.0



PRELIMINARY LANDSCAPE PLAN

1" = 20'-0"

1" = 20'-0"

MILTON GARDEN INN
SCOTTSDALE PERIMETER CENTER
 8800 EAST PRINCESS DRIVE, SCOTTSDALE, ARIZONA

Scottsdale Lodging Investors, LLC
 8000 Avenue of the Stars, Suite 200
 Scottsdale, AZ 85258

Architect: [Faint text]
 Engineer: [Faint text]
 Landscape Architect: [Faint text]

30-DR-2003
 7/29/03

ATTACHMENT #5



ATTACHMENT #7

The North Central Group
1500 Aspen Commons, Suite 200
Middleton, WI 53562-0994

HILTON GARDEN INN AT THE SCOTTSDALE PERIMETER CENTER
8550 EAST PRINCESS DRIVE SCOTTSDALE, ARIZONA

30-DR-2003
7/29/01



Architecture/Planning/Landscape Architecture
4019 N. 44th Street ~ Phoenix, AZ 85018
Ph. (602) 952-8280 ~ Fax (602) 952-8911



SOUTH/EAST (SIDE) ELEVATION
WATER GARDEN INN - SCOTTSDALE PERIMETER CENTER



NORTH/EAST (FRONT) ELEVATION
 HAZEN DAVEN, DR. - GEORGETOWN, INDIANAPOLIS, IN



NORTH/WEST (SIDE) ELEVATION
HILTON GARDEN INN - SCOTTSDALE PERMITTING CENTER



SOUTHWEST (REAR) ELEVATION

COLORED
EXTERIOR ELEVATIONS

EXTERIOR ELEVATIONS

ATTACHMENT #8

30-DR-2003
5-2-03

Hilton Garden Inn — Scottsdale Perimeter Center
48150 East Princess Drive
Scottsdale, Arizona

The North Central Group/Summit Builders
35333 East Camelback Road • 122
Phoenix, Arizona 85018

SCHEMATIC NOT
FOR CONSTRUCTION
OR RECORDING

Todd
& Associates
Inc.

**Planning/
Landscape
Architecture**
1000 North 10th Street
Tucson, Arizona 85702
(602) 622-4000
Fax: (602) 622-4000

Proj. No: 02-3005-00
Date: 03-31-2003
Proj. Mgr: DDB Day By CR
Rev. Date: Descriptions

**COAST GUARD
ELEVATIONS**

A4.1

Stipulations for Case: Hilton Garden Inn 30-DR-2003

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Todd and Associates, Inc. with a date of 7/29/03.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Todd and Associates, Inc. with a date of 7/29/03.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Todd and Associates, Inc. with a date of 7/29/03.
 - d. Lighting site design and proposed fixture schedule shall be consistent with the plans submitted by Todd and Associates, Inc. with a date of 7/29/03.
2. Submit documentation approved by the Airport Director or designee for any necessary avigation easements, noise disclosure statements, soundproofing requirements, and demonstrating compliance with the airport zoning height requirements relative to potential obstructions. Provide completed avigation easement with first final plans submittal.

ARCHITECTURAL DESIGN:

DRB Stipulations

3. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
4. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1' higher than the tallest unit.
5. All exterior conduit and raceways shall be painted to match the building.
6. No exterior roof ladder shall be allowed where they are visible to the public or from an off-site location.
7. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
8. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
9. All walls shall match the architectural color, materials and finish of the building(s).

LANDSCAPE DESIGN:**DRB Stipulations**

10. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
11. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

12. All exterior luminaries shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line, except sign, parking lot canopy and landscape lighting.
13. The maximum height from finished grade to the bottom of the any exterior luminaire shall not exceed 20 feet.
14. All exterior light poles, pole fixtures, and yokes, including bollards shall be a flat black or dark bronze.
15. Incorporate into the project's design, the following:

Parking Lot and Site Lighting:

- a. Remove all proposed flagpole lighting from the lighting site plan before final plan submittal.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaries shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 1.5 foot-candles. All exterior luminaries shall be included in this calculation.

Building Mounted Lighting:

- d. All luminaries shall be recessed or shielded so the light source is not directly visible from property line.

Landscape Lighting

- e. Provide a cut sheet for lighting fixture SJ, the proposed low voltage landscape lighting, with the final plan submittal.
- f. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.
- g. Landscaping lighting shall only be utilized to accent plant material.
- h. All landscape lighting directed upward, shall be aimed away from property line.
- i. The landscape lighting lamp shall be an incandescent or halogen incandescent source, and shall not exceed 50 watts.

VEHICULAR AND BICYCLE PARKING:**DRB Stipulations**

16. Van Accessible parking provided must be revised before the final plan submittal to measure 11-feet wide with a 5-foot access aisle.
17. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

ADDITIONAL PLANNING ITEMS:

DRB Stipulations

18. No exterior vending or display shall be allowed.
19. Flagpoles, if provided, shall be one piece, conical, and tapered.
20. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable zoning, DRB, Use Permit, and etc. case(s) for the subject site were:
11-ZN-1986; 10-ZN-1988; 69-ZN-1988; 15-DR-1988

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS:

1. Drainage Report for Hilton Garden Inn Perimeter Center prepared by Erickson & Meeks Engineering dated April 8, 2002.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

21. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.
 - a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
22. Demonstrate consistency with the approved Master Drainage Report for Scottsdale Perimeter Center, prepared by CCW and the "Final Drainage Report – Pima Freeway 9A, Part II," prepared by HDR Inc, dated 3/26/01. Any design that modifies the approved master drainage report requires from the developer a site-specific addendum to the final drainage report and plan, subject to review and approval by the city staff.
 - a. Addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.
23. Basin Configuration:
 - a. Basin side slopes shall not be steeper than 4:1, and basin depths shall not exceed 3 feet.
 - b. A maximum of 50% of the front open space may be used as a retention/detention basin unless approved by the Project Coordination Manager.
24. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:
 - a. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
 - b. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.

Ordinance

- B. On-site stormwater storage: Storm water storage has been provided. The existing storage basins that were constructed per improvements for the Scottsdale Perimeter Center provide regional storm water storage for run-off generated by the 100-year, 2-hour storm event. In addition, the drainage report shall verify that it is consistent with the approved master drainage report for the Perimeter Center for the amount of on-site runoff leaving this parcel. Demonstrate that the 100-yr flow rate through the southern adjacent channel will not be increased significantly beyond the design flow rate, which is 107 cfs. Alternatively, demonstrate that the combined flow at the northeast corner of Perimeter and Princess Drive will not be increased significantly beyond the design flow rate of 306 cfs.
- C. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.
- D. Underground Stormwater Storage:

- (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
- (2) Drywells are not permitted.

E. Street Crossings:

- (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

Streets and other related improvements:

STREET NAME	STREET TYPE	R.O.W. DEDICATION	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
Princess Drive	Major Arterial	65 ft. half street (65 ft existing)	Existing	Match Existing	Match Existing
St. John Road	Collector	35 ft. half Street (35 ft. existing)	Existing	Match Existing	Match Existing

DRB Stipulations

25. The internal streets shall be private. The private street tracts shall be dedicated to provide emergency and service vehicle access and public utility construction and maintenance.
26. The developer shall design and construct the site driveway on Princess Drive in general conformance with City of Scottsdale Type CH-1, Standard Detail #2257.
27. The developer shall design and construct the site driveway on St. John Road in general conformance with City of Scottsdale Type CH-1, Standard Detail #2257.
28. As shown on the site plan dated 7/29/2003, the developer shall reconstruct the existing median opening on Princess Drive to ensure that the end points of median noses are lined up to prevent a left-out onto Princess Drive from the new site driveway on Princess drive. This median opening will allow a left-in only into the site.
29. The developer shall provide a right turn deceleration lane on Princess Drive onto the site driveway.

Ordinance

- F. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

TRAFFIC SIGNALS:

DRB Stipulations

30. Poles and equipment necessary to upgrade the signal to current standards (including luminaries).

Ordinance

- G. Public street lights shall be installed in accordance with City of Scottsdale Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. Building permits may not be issued until all street light arrangements (including fee requirements) have been made.

INTERNAL CIRCULATION:**DRB Stipulations**

31. The developer shall provide a minimum parking-aisle width of 24 feet.
32. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.

Ordinance

- H. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

EASEMENTS AND DEDICATIONS

EASEMENT / DEDICATION	DESCRIPTION
Cross Access easement with the adjacent properties to the east and the west	Provide a copy of recorded cross access agreement with the east adjacent property owner with first final plan submittal. Developer/property owner agrees to provide cross access easement with the west adjacent property owner.
24 ft Emergency Access Easement	Provide prior to final plan approval.
Temporary Construction Easement	Provide copy of easement with first final plan submittal.
Sight Distance Easement	Provide prior to final plan approval.
Drainage Easement	As necessary, provide prior to final plan approval.

DRB Stipulations

- a. Sight distance easements shall be dedicated over sight distance triangles.
 - b. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
 - c. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
33. Vehicular Non-Access Easement:
- a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Princess Drive and St. John Road except at the approved driveway location.
34. Indemnity Agreements:
- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance**I. Drainage Easement:**

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 25 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. All drainage and flood control

easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

J. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

REFUSE:

DRB Stipulations

35. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1,2(2 is grease containment) for single enclosures and #2147-1,2(2 is grease containment) for double enclosures.
36. Enclosures must:
 - a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
 - b. Be positioned to facilitate collection without "backtracking."
 - c. Be easily accessible by a simple route.
 - d. Not require backing more than 35 feet.
 - e. Not be located on dead-end parking aisles.
 - f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

Ordinance

K. Refuse enclosures are required as follows:

- (1) 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.

The developer shall provide four refuse enclosures for this site.

- L. Underground vault-type containers are not allowed.
- M. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
- N. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

37. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
 - a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
 - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

Ordinance

- O. Water and Sewer Needs Report.

- (1) A completed Water and Sewer Needs Report shall be submitted for review with the final improvement plans. Approval will not be given for improvement plans until the Plan Review and Permit Services Division approves the Water and Sewer Needs Report.

WATER:**DRB Stipulations****Ordinance**

- P. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.
- Q. The developer shall pay a Water Development Fee and Water Resources Development Fee for City water supply in accordance with City Ordinance. This fee shall be paid at the time, and as a condition of the issuance of a building permit, or if the development does not require a building permit, prior to connection to the City water system. All questions may be referred to Water Resources at 480-312-5650.
- R. Prior to the issuance of any building permit, the developer shall pay a Water Meter Fee for connection to the City water system in accordance with City Ordinance. If there is an existing water meter for this project, applicable water meter fees must be paid only if a larger meter is required.
- S. Arizona Department of Environmental Quality (ADEQ):
 - (1) The developer shall be responsible for conformance with ADEQ regulations and requirements for submittals, approvals, and notifications. The developer shall demonstrate compliance with Engineering Bulletin #10 Guidelines for the Construction of Water Systems, and applicable chapters of the Arizona Administrative Code, Title 18, Environmental Quality. In addition:
- T. Maricopa County Environmental Services Department (MCESD):
 - (1) Before approval of final improvement plans by the Plan Review and Permit Services Division, the developer shall submit a cover sheet for the final improvement plans with a completed signature and date of approval from the Maricopa County Environmental Services Department (MCESD).
 - (2) Before issuance of encroachment permits by city staff, the developer shall provide evidence to city staff that a Certificate of Approval to Construct Water and or Wastewater Systems has been submitted to the MCESD. This evidence will be on a document developed and date stamped by the MCESD staff.
 - (3) Before commencing construction, the developer shall submit evidence to city staff that Notification of Starting Construction has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff.
 - (4) Before issuance of Letters of Acceptance by the City's Inspection Services Division, the developer shall provide to the City a final set of as-built mylars of the improvements.

WASTEWATER:**DRB Stipulations**

38. On-site sanitary sewer shall be privately owned and maintained.
39. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

Ordinance

- U. Privately owned sanitary sewer shall not run parallel within the waterline easement.
- V. The developer shall pay a Sewer Development Fee for City sewer service in accordance with City Ordinance. This fee shall be paid at the time, and as a condition of the issuance of a building permit, or if the development does not require a building permit, prior to connection to the City sewer system. All questions may be referred to Water Resources at 480-312-5650.
- W. MONITORING MANHOLE. All sewage discharged from this development shall meet local and federal pretreatment standards for sewage discharge. The facility may require a City Industrial Users Permit and related monitoring and sampling facility. All development within industrial (I-1) zoned districts shall provide a monitoring manhole. Questions may be referred to Mike Mahoney, Water Resources Analyst at 480-312-5686.
- X. Connection to the sanitary sewer system may be made without payment of a connection fee. Please provide sanitary sewer tap location on engineering plans.

CONSTRUCTION REQUIREMENTS**DRB Stipulations**

- 40. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
 - a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
 - b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

- Y. Arizona Department of Environmental Quality (ADEQ) Requirements: All construction activities that disturb one or more acres shall obtain coverage under the Arizona Pollutant Discharge Elimination System (AZPDES) Construction General Permit. To gain coverage, operators of construction sites must:
 - (1) Submit a Notice of Intent (NOI) to ADEQ;
 - (2) Prepare a Stormwater Pollution Prevention Plan (SWPPP) and keep a copy on site;
 - (3) Send a Notice of Termination (NOT) to ADEQ when construction is completed.
 - (4) Contact ADEQ at 602-771-4449 for further information. Forms are available from the City of Scottsdale One Stop Shop, or from ADEQ.
- Z. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]

VERIFICATION OF COMPLIANCE**DRB Stipulations**

- 41. Condition for issuance of grading and drainage permit: Before the issuance of a Grading & Drainage Permit:
 - a. Add any conditions that would have to be met prior to final plan approval.

Ordinance

AA. Before the approval of the improvement plans, the Plan Review and Permit Services Division staff shall specify those drainage facilities that shall be required to have Special Inspections. See Section 2-109 of the Design Standards and Policies Manual for more information on this process.

- (1) The developer shall certify that it has retained an Inspecting Engineer by completing Part I (Project Information) and Part II (Owner's Notification of Special Inspection) of the Certificate of Special Inspection of Drainage Facilities (CSIDF); and,
- (2) The Inspecting Engineer shall complete the Certificate of Compliance form.
- (3) The developer shall submit all required Special Inspection Checklists and the completed Certificate of Compliance form to the Inspection Services Division. The Certificate of Compliance form shall be sealed, signed and dated by the Inspecting Engineer, and shall be attached to all required Special Inspection Checklists completed by the Inspecting Engineer